









**A THREE BEDROOM END OF TERRACE** period property, requiring full refurbishment with accommodation approaching 1300 square foot, arranged over **FOUR FLOORS**. The property is located near **St. Albans Mainline STATION** and **Fleetville Junior School**.

**Asking Price: £530,000**

What a super opportunity to make this spacious period property located within a short walk of St Albans mainline station your next dream home. Cavendish Road is located less than 0.5 miles from the mainline station with fast and regular service to London St. Pancras. There is a wide choice of local amenities within a short walk to Hatfield Road and the ever popular Clarence Park, making this a super location to live in.

The property, which offers over 1250 square feet of living space, comprises of an entrance hall, two good size reception rooms, kitchen, bathroom, three bedrooms and an attic room. Outside there is a pleasant and secluded rear garden.

**COUNCIL TAX BAND: D**  
**EPC: TBC**









Entrance Hall

Reception Room 4.3m x 2.77m (14'1" x 9'1").

Reception Room 3.86m x 3.7m (12'8" x 12'2").

Kitchen 3.02m x 2.41m (9'11" x 7'11").

Bathroom

Basement 3.68m x 2.7m (12'1" x 8'10").

Landing

Bedroom One 3.86m x 3.63m (12'8" x 11'11").

Bedroom Two 3.86m x 3.7m (12'8" x 12'2").

Bedroom Three 3.02m x 2.41m (9'11" x 7'11").

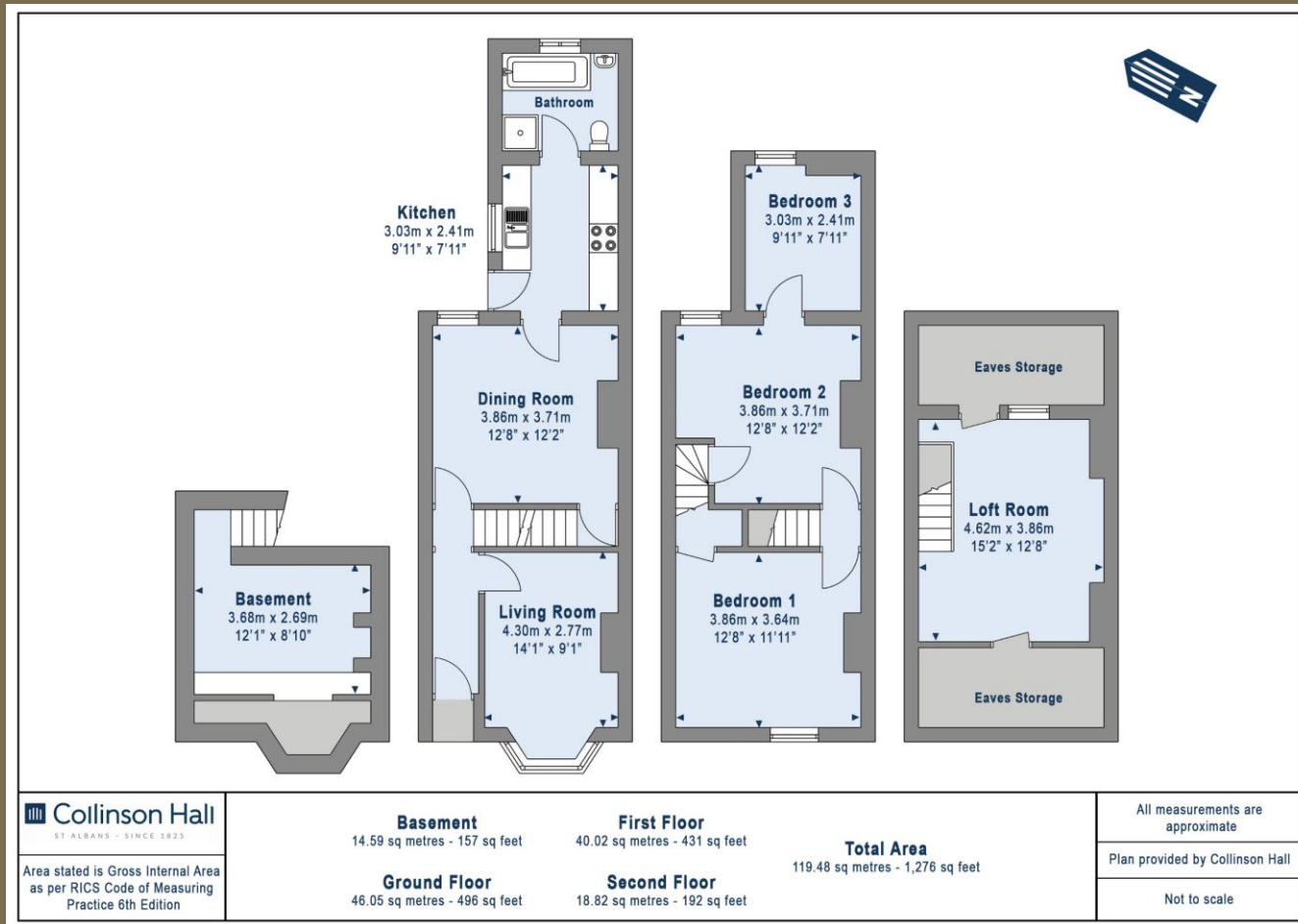
Attic 4.62m x 3.86m (15'2" x 12'8").











**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

